| 046.A | 0004 | 0073.0 | 1 of 1 | Condominium |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 902,000 / | 902,000 |
| USE VALUE: | 902,000 / | 902,000 |
| ASSESSED: | 902,000 / | 902,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 73 | | MEDFORD ST, ARLINGTON |

## OWNERSHIP

Unit #: 73

| | |
|---|---|
| Owner 1: | KELSON ERIC & |
| Owner 2: | KRAUSS MEGHAN |
| Owner 3: | |
| Street 1: | 73 MEDFORD ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HARTL JONATHAN E/TRUSTEE - |
| Owner 2: | JONATHAN E HARTL REVOCABLE - |
| Street 1: | 73 MEDFORD ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2008, having primarily Vinyl Exterior and 2781 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 902,000 | | | 902,000 |
| Total Card | 0.000 | 902,000 | | | 902,000 |
| Total Parcel | 0.000 | 902,000 | | | 902,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.34 | /Parcel: 324.34

**Legal Description**

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 311396 | | | 07/11/18 |

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 046.A-0004-0073.0

!15732!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 102 | FV | 902,000 | 0 | . | | 902,000 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 886,000 | 0 | . | | 886,000 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 870,000 | 0 | . | | 870,000 | 870,000 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 848,400 | 0 | . | | 848,400 | 848,400 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 770,600 | 0 | . | | 770,600 | 770,600 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 689,600 | 0 | . | | 689,600 | 689,600 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 606,900 | 0 | . | | 606,900 | 606,900 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 580,800 | 0 | . | | 580,800 | 580,800 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 21:16:22 |

**LAST REV**

| Date | Time |
|---|---|
| 08/24/21 | 09:16:12 |

danam

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 32896 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15732

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HARTL JONATHAN | 65821-507 | | 7/30/2015 | | 735,000 | No | No | | |
| HARTL JONATHAN | 64219-296 | | 9/12/2014 | Convenience | 10 | No | No | | |
| CROOKS-GARCIA C | 62279-478 | | 7/19/2013 | | 630,000 | No | No | | |
| CARNEY JOHN, | 53348-444 | | 8/6/2009 | | 577,500 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/23/2021 | 856 | | 50,000 | O | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/11/2018 | Measured | DGM | D Mann |
| 4/26/2010 | NEW CONDO | BR | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 8119 | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc | CND | Total: | | Spl Credit | | Total: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 8 - Condo TnHs. |
| Sty Ht: | 2T - 2 & 3/4 Sty |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - Concrete |
| Frame: | 1 - Wood |
| Prime Wall: | 4 - Vinyl |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | GREEN |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 2008 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G11 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | M - Multi-Level |
| % Own: | 50.000000000 |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | VG - Very Good | 3.3 % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 3.3 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 250.00 |
| Size Adj.: | 0.71574974 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 178.920 |
| Other Features: | 63473 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.25000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 932743 |
| Depreciation: | 30781 |
| Depreciated Total: | 901963 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: 7 | BRs: 3 | Baths: 2 | HB 1 |
|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 297.45 |
| Special Features: | 0 | Val/Su Net: | 324.34 |
| Final Total: | 902000 | Val/Su SzAd | 324.34 |

## SKETCH

UnSketched SubAreas:
GLA: 2781,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 2,781 | 178.920 | 497,575 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,781 | | | Total: | 497,575 |
| Size Ad | 2781 | Gross Area | 2781 | FinArea | 2781 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |

## PARCEL ID

046.A-0004-0073.0

## IMAGE

AssessPro Patriot Properties, Inc